



164 sqm / 1765 sqft

Garage

422 sqm / 0.10 acre

2013

Detached house

EPC - 74 / C

4 bed, 3 recep, 3.5 bath

Council tax band - E

Mitchcroft Road

This modern family home has been well kept and improved by the current owner. The property has over 1765 sqft / 164 sqm of well-proportioned accommodation, plus a single garage located at the rear of the property.



Guide Price
£600,000



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This attractive modern detached home has is approached over a well kept front garden which has been laid to lawn and bordered by hedging.

The front door opens into a welcoming reception hall with stairs leading to the first floor and cloakroom. There is a study to the front of the home as is the sitting room, which enjoys bay windows to the front aspect flooding the room with natural light. The living space has a wonderful open and bright feel which has been enhanced by the addition of Orangery/dining room between the kitchen and living room with double doors opening onto the garden. The living room has been fitted with a wood burner while the superb kitchen/breakfast has been comprehensively fitted with a range of units with ample worksurfaces and integrated appliances while a utility room can be found off the kitchen.

The first floor offers a spacious landing which provides access to four good sized double bedrooms. Both the principle bedroom and bedroom two have been fitted with en-suite shower rooms and built in storage while the family bathroom serves the remaining bedrooms. The family bathroom has been fitted with a modern three piece

white suite with shower over the bath, attractive floor to ceiling tiling and heated towel rail.

Outside the Orangery a paved terrace provides an ideal space for entertaining and alfresco dining. The rear garden is fully enclosed and is mainly laid to lawn with attractive raised flower beds and shrubs. A door to the rear of the garden provides access to the single garage with up-and-over doors, power and lighting while a pedestrian gate leads to the driveway.

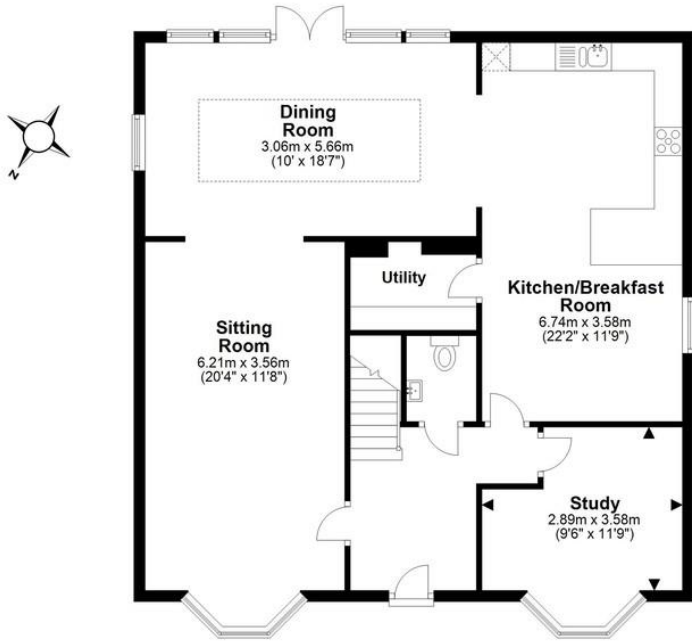
Longstanton is a popular village situated some 7 miles north-west of Cambridge, well placed for the excellent local communications with the A14 and M11 being easily accessible along with the Guided Busway.

The village offers local shopping facilities including a co-op and a primary school, with secondary schooling available at Swavesey Village College and Northstowe. The guided bus is within easy walking distance, provides a service to Cambridge Centre (22 minutes) and Cambridge North Railway Station (14 minutes). Lofthouse Way is situated at the north-western end of the village.



Ground Floor

Approx. 91.1 sq. metres (980.6 sq. feet)



First Floor

Approx. 72.9 sq. metres (784.8 sq. feet)



Total area: approx. 164.0 sq. metres (1765.4 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

Total area:
Approx. 164 sq m
(1,765 sq ft)



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